



# Winchester Town Advisory Board

May 29, 2018

## MINUTES

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Board Members: Kenneth Dayton – Chair – **PRESENT** John Delibos – **PRESENT**  
Judith Siegel – Vice Chair – **PRESENT**  
Robert O. Mikes, Jr. – **PRESENT**

Secretary: Stephanie Hicks (707) 410-9405 s.hicks58@yahoo.com

Town Liaison: Tamara Williams (702) 455-0560 TGW@ClarkCountyNV.gov

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I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions  
The meeting was called to order at 6:00 p.m.

II. Public Comment  
None

III. Approval of May 8, 2018 Minutes

**Moved by: Kenneth Dayton**

**Action: Approved subject minutes as recommended**

**Vote: 4-0/ Unanimous**

**Voting Aye: Kenneth Dayton, Judith Siegel, Robert O. Mikes, Jr., & John Delibos**

**Voting Nay: None**

IV. Approval of Agenda for May 29, 2018

**Moved by: Kenneth Dayton**

**Action: Approved subject minutes as recommended**

**Vote: 4-0/ Unanimous**

**Voting Aye: Kenneth Dayton, Judith Siegel, Robert O. Mikes, Jr., & John Delibos**

**Voting Nay: None**

V. Informational Items

1. Announcement of upcoming neighborhood meetings and County or community meetings and events. (For discussion)

**By law, we are to provide one copy of the backup for the items on the Agenda at each**

BOARD OF COUNTY COMMISSIONERS  
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair  
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY  
YOLANDA KING, County Manager

meeting.

VI. Planning & Zoning

1. **AR-18-400076 (WS-0029-17)-RESORTS WORLD LAS VEGAS, LLC:**  
**HOLDOVER WAIVER OF DEVELOPMENT STANDARDS SECOND APPLICATION FOR REVIEW** to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with a previously approved resort hotel (Resorts World) on portions of 87.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Resorts World Drive within Winchester. CG/md/ja (For possible action) **06/20/18 BCC**

**Item held per applicant request until the June 26, 2018 meeting.**

2. **ET-18-400092 (UC-0492-15)-ALON LAS VEGAS RESORT, LLC:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** a High Impact Project; **2)** a resort hotel; **3)** public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structures; **4)** increase the height of high-rise towers; **5)** associated accessory and incidental commercial uses, buildings, and structures; and **6)** deviations from development standards.  
**DEVIATIONS** for the following: **1)** reduce on-site parking requirements; **2)** allow primary access to outside dining and drinking areas, restaurants, retail buildings and uses from the exterior of a resort hotel; **3)** encroachment into airspace; **4)** alternative landscaping; and **5)** all other deviations as shown per plans on file.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; **2)** reduced setbacks; and **3)** non-standard improvements (landscaping and fencing) within the right-of-way.  
**DESIGN REVIEWS** for the following: **1)** a High Impact Project; **2)** a resort hotel and all associated and accessory uses; **3)** hotel towers and associated low-rise and mid-rise buildings and structures; **4)** low-rise and mid-rise buildings including retail, restaurants, public and back-of-house areas; **5)** water features (man-made lake and decorative water fountains); and **6)** all other accessory and incidental buildings and structures on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.  
Generally located on the northwest corner of Las Vegas Boulevard South and Fashion Show Drive within Winchester and Paradise. CG/al/ja (For possible action) **06/20/18 BCC**

**Moved by: Kenneth Dayton**

**Action: Approved with staff conditions and Mrs. Siegel's recommendation to keep maintenance of site including banners.**

**Vote: 4-0**

**Voting Aye: Kenneth Dayton, Judith Siegel, Robert O. Mikes, Jr., and John Delibos**

**Voting Nay: None**

3. **ET-18-400113 (UC-0045-16)-WESTWYNN, LLC:**

BOARD OF COUNTY COMMISSIONERS  
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SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY  
YOLANDA KING, County Manager

**USE PERMIT FIRST EXTENSION OF TIME** to expand/enlarge the Gaming Enterprise District by approximately 2.5 acres in conjunction with an approved resort hotel (Alon) on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located between Sammy Davis Jr. Drive and Las Vegas Boulevard South and between Fashion Show Drive and Wilbur Clark Desert Inn Road within Winchester and Paradise. CG/al/ja (For possible action) **06/20/18 BCC**

**Moved by: Kenneth Dayton**

**Action: Approved with staff conditions.**

**Vote: 4-0**

**Voting Aye: Kenneth Dayton, Judith Siegel, Robert O. Mikes, Jr., and John Delibos**

**Voting Nay: None**

**4. UC-18-0328-2592 SHERWOOD, LLC:**

**USE PERMIT** to reduce the front setback for a proposed motel.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking; **2)** alternative landscaping and buffering; **3)** alternative parking lot design and layout; **4)** waive applicable design standards; **5)** allow modified driveway design standards; and **6)** permit existing nonstandard improvements to remain within a right-of-way.

**DESIGN REVIEW** to convert an existing apartment building into a proposed motel on 0.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 and SOSA Overlay Districts. Generally located on the east side of Sherwood Street, 500 feet south of Sahara Avenue within Winchester. CG/dg/ja (For possible action) **06/20/18 BCC**

**Moved by: Judith Siegel**

**Action: Hold item until the June 26, 2018 meeting.**

**Vote: 4-0**

**Voting Aye: Kenneth Dayton, Judith Siegel, Robert O. Mikes, Jr., and John Delibos**

**Voting Nay: None**

**5. UC-18-0343-COUNTY OF CLARK (LV CONV AUTH):**

**USE PERMITS** for the following: **1)** a convention facility/exposition hall; **2)** a public/quasi-public building and facility with accessory commercial uses; and **3)** outdoor live entertainment.

**WAIVER OF DEVELOPMENT STANDARDS** to allow construction noise levels during nighttime hours (10:00 p.m. to 6:00 a.m.).

**DESIGN REVIEW** for a convention facility/exposition hall and outside display area on 47.4 acres in a P-F (Public Facility) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. CG/pb/ja (For possible action) **06/20/18 BCC**

**Moved by: Kenneth Dayton**

**Action: Approved use permit and design review but denies waiver regarding noise levels.**

**Vote: 4-0**

**Voting Aye: Kenneth Dayton, Judith Siegel, Robert O. Mikes, Jr., and John Delibos**

**Voting Nay: None**

VII. Public Comment  
None

VIII. General Business  
None

IX. Next Meeting Date  
**The next regular meeting will be on Tuesday, June 26, 2018**

X. Adjournment

XI. **The meeting was adjourned at 7:33 p.m.**